



City of Naperville

400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>

Meeting Minutes

Building Review Board

Wednesday, October 15, 2025

2:00 PM

City Council Chambers

PUBLIC COMMENT:

A. CALL TO ORDER:

The meeting was called to order by Chairman Rahman at 2:03pm.

B. ROLL CALL:

Present 7 - Jasen Ginalski, Jeff Gross, Breck Hanson, Erik Haugsnes, Michael Llewellyn, Shabbir Nulwala, and Anees Rahman
Absent 2 - Gina Branham, and Joe Wanner

Also Present: Joshua Eun (Student Representative), Mark Dudash (Chief Building Official), Ben DeAnda (Community Risk Reduction Manager), Lisa Rutherford (Code Official) Kim Schmidt (TED Deputy Director), Melanie Marcordes (Community Services Director), Jeff Burger (Utility Inspection Supervisor)

C. PUBLIC FORUM:

There were no public speakers.

This was approved.

D. PUBLIC HEARINGS:

E. REPORTS:

Approve the minutes of the August 20, 2025 Building Review Board meeting

The BRB meeting date in the motion to approve the minutes was incorrect.

Board Member Hanson made a motion to approve the minutes as amended, seconded by Board Member Nulwala. The minutes were approved as amended by voice vote.

Recommend the Adoption of the 2023 National Electrical Code Without New Amendments and Keep the Existing Amendments (Item 1 of 6)

There were no questions or comments from the Board and no public testimony.

Board Member Gross made a motion to recommend adoption of the 2023 National Electrical Code without new amendments and keep the existing amendments, seconded by Board Member Hanson. Approved by voice vote.

Recommend the Adoption of the 2024 International Fuel Gas Code Without New Amendments and Keep the Existing Amendments (Item 2 of 6)

There were no questions or comments from the Board and no public testimony.

Board Member Haugsnes made a motion to recommend adoption of the 2024 International Fuel Gas Code without new amendments and keep the existing amendments, seconded by Board Member Llewellyn Approved by voice vote.

Recommend the Adoption of the 2024 International Mechanical Code Without New Amendments and Keep the Existing Amendments (Item 3 of 6)

There were no questions or comments from the Board and no public testimony.

Board Member Llewellyn made a motion to recommend adoption of the 2024 International Mechanical Code without new amendments and keep the existing amendments, seconded by Board Member Gross. Approved by voice vote.

Recommend the Adoption of the 2024 International Swimming Pool and Spa Code Without New Amendments and Keep the Existing Amendments (Item 4 of 6)

There were no questions or comments from the Board and no public testimony.

Board Member Hanson made a motion to recommend adoption of the 2024 International Swimming Pool and Spa Code without new amendments and keep the existing amendments, seconded by Board Member Gross. Approved by voice vote.

Recommend the Adoption of the 2024 International Property Maintenance Code with the Proposed Amendment to Section 303.2 Exception #2 and Keep the Existing Amendments (Item 5 of 6)

There were no questions or comments from the Board and no public testimony.

Board Member Llewellyn made a motion to recommend adoption of the 2024 International Property Maintenance Code with the proposed amendment to Section 303.2 Exception 2 and keep the existing amendments, seconded by Board Member Haugsnes. Approved by voice vote.

Recommend the Adoption of the 2024 International Plumbing Code with the Proposed Amendments to Sections 403, 717.3, 717.3.1, 717.4, and 717.8 and Keep the Existing Amendments (Item 6 of 6)

The Board asked if the 2024 IPC updates would supercede the decision BRB made earlier this year to require copper piping for water. Dudash indicated no; the code updates are related to sanitary sewer lining. There was no public testimony.

Board Member Nulwala made a motion to recommend adoption of the 2024 International Plumbing Code with the proposed amendments to Sections 403, 717.3, 717.3.1, 717.4, and 717.8 and keep the existing amendments, seconded by Board Member Gross. Approved by voice vote.

Provide Feedback on the Proposed Amendment to the 2024 International Fire Code

The board asked if this amendment only pertained to S-2 (commercial) parking garages and not residential parking garages. Staff confirmed that the amendment was for S-2 parking garages only. There was no public testimony.

Provide Feedback on the Proposed Amendment to the 2024 International Existing Building Code

Dudash indicated that the proposed amendment is being requested to the International Existing Building Code (IEBC) so that the language in the IEBC is consistent with the City's existing International Building Code amendment. The language clarifies the process for retrofitting existing commercial buildings with fire sprinklers. There were no questions or comments from the Board and no public testimony.

Receive the Illinois Stretch Energy Code presentation and accept public comments

John Gossman (Midwest Energy Efficiency Alliance) conducted a presentation of the Stretch Illinois Energy Code.

Adam Van Someren (Charleston Building and Development) spoke in opposition to the Illinois Stretch Energy Code.

Dan Jurjovec (Lakewest Custom Homes) spoke in opposition to the Illinois Stretch Energy Code.

Christian Zenger (Autumn Homes) spoke in opposition to the Illinois Stretch Energy Code.

Jeff Pawlowski (Monument Homes) spoke in opposition to the Illinois Stretch Energy Code.

Court Airhart (Northern Illinois Homeowners Association/Airhart Construction) spoke in opposition to the Illinois Stretch Energy Code.

Greg Overstreet (Overstreet Builders) spoke in opposition to the Illinois Stretch Energy Code.

Cheryl Denton (Nicor Gas) spoke in opposition to the Illinois Stretch Energy Code.

Barbara Benson (Naperville Environment and Sustainability Task Force) spoke in support of the Illinois Stretch Energy Code.

Bruce Jones (Naperville Environment and Sustainability Task Force) spoke in support of the Illinois Stretch Energy Code.

The Board asked the builders if they could provide a breakdown of the insulation versus the electric preparation costs and asked MEEA to confirm if the average cost savings per house in the presentation was \$8,800. John Gossman from MEEA confirmed the value was \$8,800.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Board Member Hanson and seconded by Board Member Gross to adjourn the Building Review Board meeting at 3:04pm. The motion was carried by a voice vote.

/s/ Mark Dudash
Mark Dudash
Chief Building Official